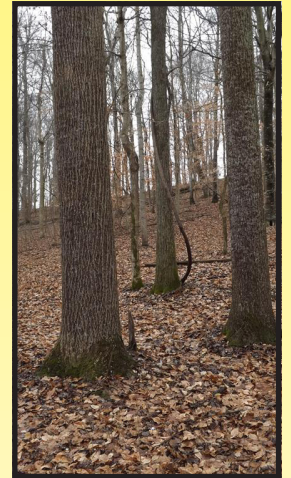
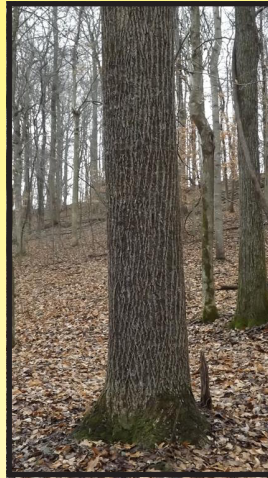


# AUCTION

**SATURDAY,  
FEBRUARY 10, 2018  
10:00 A.M.**

## **42± ACRES OF GOOD MARKETABLE TIMBER**

**DIRECTIONS:** From Tompkinsville, take Hwy 163 (Edmonton Rd.), go 5.7 miles & turn left on Rockbridge Rd., go 1.3 miles, turn right on E. Phillippi Church Rd. and go approximately 0.2 mile to the auction site. From Glasgow, take Hwy. 90 East, go approximately 15 miles and turn right onto Hwy 163 South and go approximately 6.7 miles, turn right onto Rockbridge Rd. & go 1.3 miles, turn right on E. Phillippi Church Rd. & go 0.2 miles to the auction site. Signs Posted.



### **DESCRIPTION OF TIMBER:**

We will be selling a 42 +/- acre tract of good marketable timber consisting of white oak, red oak, poplar, maple, hickory, and other species. This timber will be well flagged with survey ribbon. You will have one year to cut and remove the timber from the property. This timber will be a clean cut. More details will be announced the day of the auction. A copy of the timber contract can be picked up at Proffitt Real Estate Agency office located at 105 East Second St., Tompkinsville, Ky.

### **TERMS OF SALE:**

The purchaser will be required to pay the entire bid price on the day of the sale with full possession of the timber upon payment. The purchaser will also be required to sign a timber contract on the day of the sale. No Buyer's Premium.

### **AGENT'S NOTES:**

Mr. Timber Buyer, this is a tract of timber you should take a look at. Timber of this quality is getting harder & harder to find today. This timber is located close to the blacktop highway and will be easy to harvest. This timber will be well defined with survey ribbon around the boundary of timber. To look at this timber prior to sale day or for more information contact the selling agent at Proffitt Real Estate Agency at 270-487-6104. Be sure and mark your calendar and come on out and be with us on Saturday, February 10 at 10:00 a.m. for another fun day at our auction.

### **BOYD COPAS — OWNER**

*Any announcements made on the day of the sale takes precedence over all other advertisements or comments. All information contained in our advertisements has been obtained from sources deemed to be reliable. Sellers and/or Proffitt Real Estate Agency, Inc. cannot and do not guarantee its accuracy. Owners and agents are not responsible in case of accidents.*



# PROFFITT



## **REAL ESTATE AGENCY, INC.**

**TOMPKINSVILLE, KY**

**Phones: 270-487-6104  
270-487-9629  
1-800-492-2681**

Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)

SHARON B. PROFFITT - PRINCIPAL BROKER & AUCTIONEER - LICENSED REAL PROPERTY APPRAISER (KY & TN)  
EDDIE PROFFITT - SALES ASSOCIATE & AUCTIONEER - PH. 487-8193 • WILLIAM H. PROFFITT - SALES ASSOCIATE & AUCTIONEER  
JIMMIE THOMPSON - SALES ASSOCIATE - PH. 487-6558 • ROBERT RICHARDSON - APPRENTICE AUCTIONEER - 270-407-9724



**"Profit  
with Proffitt"**



